



DUDLEY BOARD OF ASSESSORS

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DUDLEY, MA 01571
(508) 949-8006

Board of Assessors:
Conrad Allen, Chair
Jo-Ann Szymczak
Tom Brousseau

Principal Assessor: Lisa L. Berg
Assessor Clerk: Mary S. Petro

Property Valuation

The Board of Assessors along with the Assessing Department is responsible for valuing all real and personal property fairly and equitably in the Town of Dudley under Massachusetts General Laws Chapter 59. The Assessing Department collects, records and analyzes all information pertinent to Residential, Commercial and Industrial properties. This information is collected in several ways.

- Inspection of all building permits.
- Inspection of all properties that are being sold to determine if they are arms length sales.
*(An arms length sale is a sale of a property from one party to another at fair market value.
An example of a property that is not arms length would be a foreclosure sale, estate sale, divorce, sale from one family member to another etc.)*
- Mailing of sales questionnaires.
- Interim Inspections (every year in between the Mass-Revaluation)
- Mass Re-Evaluation (every 5 years)
- Cyclical Inspections (every 10 years)

When a building permit is issued, the Assessing Department must complete a physical inspection and sign off on the building permit card.

The Assessing Department is required to complete an interior/exterior inspection including a complete measure of all properties in town every 10 years by our Vendor. This is conducted over a 3-5 year period of time.
(Cyclical Inspections)

The Assessors office accompanies the fire department during Home Sale smoke/carbon monoxide inspections for the convenience of the buyer/seller so no separate inspection appointment would be needed.

(These inspections are required by the Massachusetts Department of Revenue too ensure that all data you are being assessed for is 100% accurate so you are not over/under assessed.)

It is the right of the taxpayer to refuse access to the property. In a case of refusal, the Assessing Department will have to estimate all aspects of the property not limited to but including square footage, heating, cooling, bath count, condition etc. Without access, the estimate may not be one hundred percent accurate and may overvalue your property. To insure a totally accurate valuation, you should allow the Assessing Department access.

If there are any questions regarding our department, please feel free to contact us at lisab@dudleyma.gov